

Freedom of Information request: Reference number FOI2026/01158

Date of request: 16th September

Request:

Forset Court, 140 Edgware Road, London, W2

Our managing agents (FirstPort) are planning a communal fire alarm upgrade, claiming it is required for building safety. Could you please confirm:

- * Have you inspected Forset Court in the last 36 months?
- * Has the London Fire Brigade served any notice or formally mandated a communal fire alarm upgrade at this address?
- * Is this work an official requirement from the fire authority, or strictly discretionary by the managing agent?

Response:

Thank you for your request for information, received on 16 September 2026, which has been processed under the Freedom of Information Act 2000 (FOIA).

You requested information regarding fire safety activity carried out by the London Fire Brigade (LFB) at Forset Court, 140 Edgware Road, London.

By way of background, LFB is the enforcing authority in London under the Regulatory Reform (Fire Safety) Order 2005. However, responsibility for assessing and managing fire safety risks rests with the responsible person for the premises. It is not LFB's role to undertake or provide fire risk assessments, although responsible persons may be asked to provide copies of assessments during an audit. LFB is not required to retain fire risk assessments and may not hold them.

LFB can confirm that it has been active at the premises within the period specified in your request, as a fire safety audit is currently ongoing at Forset Court.

LFB also holds a record of an enforcement letter issued to the responsible person for the premises on 6 December 2021. This correspondence was sent to the responsible person in their capacity as the individual or organisation with legal responsibilities under the Regulatory Reform (Fire Safety) Order 2005. Please see the letter which is attached to this document.

As noted above, fire safety obligations under the Regulatory Reform (Fire Safety) Order 2005 rest with the responsible person for the premises, not with LFB. It is the responsible person's duty to carry out and act upon a fire risk assessment, and to implement appropriate fire safety measures. LFB's role is to enforce compliance with those obligations where necessary. Whether any specific works including a communal fire alarm upgrade have been formally required of the responsible person through enforcement action is a matter that the responsible person or managing agent would be best placed to clarify with you directly.

Further information on the duties of those who own, manage, or are responsible for premises can be found on the Government's website: <https://www.gov.uk/government/collections/fire-safety-legislation-guidance-for-those-with-legal-duties>

We have dealt with your request under the Freedom of Information Act 2000. Further information about the FOIA process can be found on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>

The Company Secretary
Deespur Limited
59-60 Grosvenor Street
Mayfair
London
W1K 3HZ

The London Fire Commissioner is the
fire and rescue authority for London

Date 6 December 2021
Our Ref 01/011664

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Forest Court, Edgware Road, London W1H 5YH

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **6 June 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[Redacted Signature]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

[Redacted Email] [@london-fire.gov.uk](mailto:[Redacted Email]@london-fire.gov.uk)

Reply to Inspecting [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [Redacted] 15 Young Street, Second Floor, London W8 5EH

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Forest Court, Edgware Road, London W1H 5YH

FILE NUMBER: 01/011664

This schedule should be read in conjunction with the Commissioner's letter dated **6 December 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the current fire alarm is not sufficient in scope for a simultaneous evacuation. nor would it be the correct design for a stay put strategy.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by reviewing your fire risk assessment to identify the correct strategy for the premises and ensuring the design of the fire alarm is suitable for that strategy.
Article 15	There was no emergency plan created/implemented. At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that there is currently a simultaneous evacuation in place with no adequate justification for this strategy.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing your fire risk assessment to make an adequate assessment of the property with specific consideration given to following the guidance within the 'Fire Safety in Purpose-Built blocks of flats' guide.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment states the property is a permanent simultaneous evacuation but, provides inadequate justification for this.	The fire risk assessment should be reviewed, with specific consideration given to following the guidance within the 'Fire Safety in Purpose-Built blocks of flats' guide. Either adopt a stay put approach or, provide adequate justification as to why the premises' inherent construction cannot support a stay put strategy.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.